



VINEYARD PLANNING COMMISSION MEETING

Site Visit: 300 W and 400 N at 5:30 PM

Regular Meeting: Vineyard City Hall, 125 S Main St. at 6 PM

Wednesday, September 19, 2018

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a site visit and a regular planning commission meeting, on Wednesday, September 19, 2018. The site visit will begin at 5:30 p.m. at the address noted above. The regular meeting will begin at 6:00 p.m. or shortly thereafter. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL

No Minutes to review/approve.

5. BUSINESS ITEMS:

5.1 Site Plan Amendment – East Lake Warehouse

The applicant is requesting approval for a site plan amendment to the architectural design of the building.

5.2 Site Visit and Consideration – 3-Acre Park and 6-Acre Park

Flagship Homes is requesting site plan approval for the three (3) acre Utah Lake Shoreline Park and the six (6) acre Community Park that is part of the Waters Edge Master Plan. The 3-acre park is located at 300 West and 400 North, above the James Bay subdivision and right up against Utah Lake, and the 6-acre park is located at Main Street and Vineyard Loop Road.

6. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

8. ADJOURNMENT

The next regularly scheduled meeting is October 03, 2018

This meeting may be held electronically to allow a commissioner to participate by teleconference.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: September 18, 2018

NOTICED BY: /s/ Josh Smith

Josh Smith, Planning Technician



Date: September 19, 2018
From: Elizabeth Hart, Planner
To: Planning Commission
Item: East Lake Warehouse Site Plan Amendment
Address: 441 E 1750 N
Applicant: Davies Design Build

INTRODUCTION:

The applicant is requesting approval for a site plan amendment. The original site plan was approved by the City Council in March of 2016. Recently staff conducted a final planning inspection on the site and found the site and architectural design of the building elevations had not been built to what was approved. Staff met with applicant and found that changes to the sites landscaping and parking had been approved by previous Planning Staff but the building architectural design changes had not been approved. It was decided that the best course of action would be to amend the site plan in order to reflect changes to the building elevations.

PROPOSED SITE PLAN AMENDMENTS:

The applicant is proposing to make changes to the architectural design of the building elevations. Attached to this report are the approved elevations and the existing elevations. The changes consist of the following:

- 1) No steel canopy's over doors or windows
- 2) No decorative C Channel above windows
- 3) CMU veneer not provided on the entire bottom of the building
- 4) Decorative Trim on top of roof line was not added
- 5) Steel Plat Veneer on walls has been changed to stucco.

Below is a breakdown of building design standards found within the Vineyard Zoning Ordinance Title 15.36 Site Planning and Building Design:

Zoning Standards		
Category	Standard	Staff Comments
15.36.030.1.a.ii.1	All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	All facades of the building have a consistent level of detail and finish.
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	Portions of the walls pop-out that create a variation of wall planes.

15.36.030.1.a.v	<p>All buildings shall have shadow relief created by recesses and projections. Recesses may include courtyards, entryways, or boxed window openings along the exterior of the building. Projections may include balconies, entrances, or bays. Covered walkways, porches, breezeways, patios, trellises, landscape areas, and wide roof overhangs are encouraged to produce shadow effects. Large, unbroken expanses of exterior walls shall be avoided.</p>	<p>The wall pop-outs provide a minimum amount of recesses and projections.</p>
15.36.030.1.a.vi	<p>Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged.</p> <ol style="list-style-type: none"> 1) Stonework 2) Exposed beams and columns 3) Cornices entries, patios, walkways, breezeways, bays, and balconies 4) Covered entries, patios, walkways, breezeways, bays, and balconies 5) Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs. 6) Accessories such as art features, benches, pots, lamps, artwork, and sculptures. 	<p>This standard is encouraged to be met but not required. The existing elevations have a CMU wainscot at the bottom of the walls that are white.</p>
15.36.030.7	<p>Building Materials and Textures. Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.</p>	<p>The exterior building material consist of stucco.</p>

PLANNING COMMISSION OPTIONS:

- 1) Approve the amended architectural design of the building elevations as is.
- 2) Approve the amended architectural design of the building elevations with the condition that the applicant install the steel canopies over the entryways.

ATTACHMENTS:

Site Plan Application

Existing Elevation Picture

Approved Site Plan Elevations



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN APPLICATION

STAFF USE ONLY

Application Date: ____ / ____ / ____ Application Number: ____ Fee Owed: \$ ____
Received by: ____ Receipt #: ____ Cash/Card/Check#

PROJECT INFORMATION

Name:

East Lake Warehouse

Address:

441 E. 1750 N. Vineyard

Acreage/Property Size:

2.13 AC

APPLICANT INFORMATION

Name:

Davies Deisgn Build

Mailing Address:

240 N. 1200 E. #201 Lehi, UT

Phone #: 801-602-1370

Fax #: _____

Email Address:

terry@daviesdesignbuild.com

Owner Information

Owner Name:

Davies Deisgn Build

Owner Address:

240 N. 1200 E. #201 Lehi, UT

Owner Phone #: 801-602-1370

Owner Email Address: terry@daviesdesignbuild.com

Owner's Signature:



PROPERTY OWNERS AFFIDAVIT

I (we) Davies Deisgn Build, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

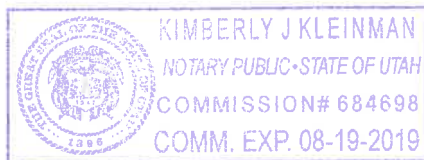
Owner's Signature

Owner's Signature (co-owner, if any)

State of UT

County of Wasatch

Subscribed and sworn to (affirmed) before me this 21st day of August, 2018.



Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), Davies Deisgn Build, owner(s) of the real property located at 441 E. 1750 N. Vineyard, in Highland City, Utah, do hereby appoint Davies Design Build, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

Owner's Signature

Owner's Signature (co-owner, if any)

State of UT

County of Wasatch

Subscribed and sworn to (affirmed) before me this 21st day of August, 2018.



Notary Public



PROJECT NUMBER
15131

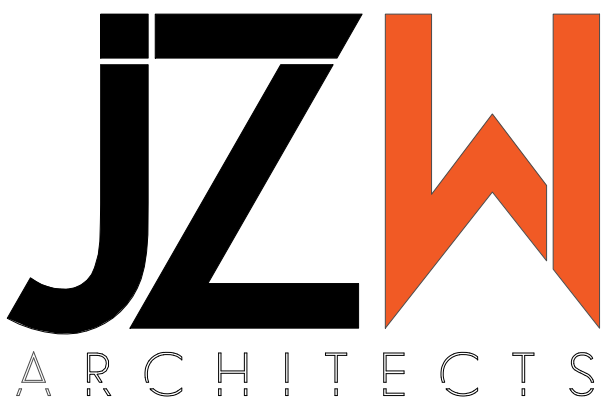
ISSUE DATE:
MARCH 1, 2016

REVISIONS:
No. Date

DAVIES WAREHOUSE
VINEYARD, UTAH

FRONT AND LEFT
SIDE ELEVATIONS

A2.1



3
A2.1 PERSPECTIVE FRONT/LEFT
NTS



1
A2.1 FRONT ELEVATION
1/8" = 1'-0"



2
A2.1 LEFT SIDE ELEVATION
1/8" = 1'-0"



Date: September 19, 2018
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 3 Acre and 6 Acre Park Site Plan Application
Address: ~ 300 West and 400 North, and Main Street and Vineyard Loop Road
Applicant: Flagship Homes

INTRODUCTION:

Flagship Homes is requesting site plan approval for the three (3) acre Utah Lake Shoreline park and the six (6) acre Community Park that is part of the Waters Edge Master Plan. The 3-acre park is located at 300 West and 400 North, above the James Bay subdivision and right up against Utah Lake, and the 6-acre park is located at Main Street and Vineyard Loop Road.

SITE ANALYSIS:

The 3-acre park offers both active and passive recreational opportunities, it also provides access to Utah Lake and the Lakeshore Trail.

The 6-acre park includes the irrigation pond and is the location of one of the Waters Edge Clubhouse.

Parking

There is no minimum parking stall requirement for open spaces. The applicant is proposing 62 parking stalls for the 3-acre park. The parking lot for the 6-acre park is a shared parking lot for the clubhouse and park, this was approved with the clubhouse site plan, the site plan shows 80 parking stalls.

Title 15.38.030 Parking Requirements			
Category	Standard	Staff Comments	
		3-Acre Park	6-Acre Park
15.39.030.e Parking Stall Dimensions	Standard Width: 9 feet Length: 20 feet * The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face	Based on the scale given on the site plan, the parking stalls are only 18 feet in length. The applicant will need to provide a detail showing that there is a 2-foot overhang into the landscaped strip or walkway.	N/A

	to the opposite edge of the walkway).		
15.39.030.f Parking Aisle Dimensions	Parking Angle: 90 degrees 2-way aisle: 24 feet	The parking aisle meets this standard.	N/A

Landscaping

Attached to this report is a landscape planting plan for both parks. Some of the trees proposed by the applicant are not a part of the Vineyard Tree Manual and require approval from the Public Works Director.

Title 15.36.030 Project Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	
		3-Acre Park	6-Acre Park
15.36.030.14 Walls, Fences, and Other Visual Barriers	Walls, fences, and barriers that create a continuous surface greater than thirty (30) feet in length shall be softened visually with acceptable landscaping and other treatments.	18 Tulip Trees along the James Bays Subdivision.	There is dispersed landscaping along the existing fence that is located on south and east sides of the park.
Title 15.40.080 Landscaping Design Standards and Requirements			
Category	Standard	Staff Comments	
		3-Acre Park	6-Acre Park
15.40.080.1.b Minimum Size of Plantings	All required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6-feet in height. All shrubs shall be a minimum of 5 gallon in size.	The landscaping plan show that the deciduous trees, evergreen tree and shrubs meet the minimum planting size.	
Title 15.38.030 Parking Requirements			
Category	Standard	Staff Comments	
		3-Acre Park	6-Acre Park
15.39.030.n Screening	All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least 3 feet high, as measured at finished grade adjacent to the parking area to be screened.	The landscaping shows trees in front of the parking stalls that front 300 West. Staff is requesting the applicant add a berm or additional landscaping to in the areas that do not provide screening to the street.	N/A
15.39.030.o Parking Area Landscaping	5% of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the	The proposed parking lot landscaping covers over 20% of the parking lot.	N/A

	"heat island" effect and to enhance the aesthetics of a parking area.		
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Site Lighting

A site lighting plan for the 3-acre park was not submitted, staff has requested that the site plan show the location of lighting. A site lighting was submitted for the 6-acre park which includes fourteen (14) pedestrian lights located around the irrigation pond and along the trail paths within the park. The applicant is proposing the same lighting as Vineyard Grove Park for both parks. Attached to this report is a lighting detail of the proposing lighting.

Title 15.36.030 Project Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	
		3-Acre Park	6-Acre Park
15.36.030.16 Site Light Standards	To protect views of the night sky, all outside lighting shall be “down light” so that lighting does no trespass to adjoining properties.	The proposed lights are the same as the existing lights in Vineyard Grove Park. Staff has requested that the lighting be “down lighting”. The applicant has submitted the option to install a shield on the lighting and that the lights are equipped with auto-dimming when no motion is detected or can be shut off during hours the park is closed.	
Title 15.38.030 Parking Requirements			
Category	Standard	Staff Comments	
		3-Acre Park	6-Acre Park
15.39.030.I. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-way and shall be maximum of 25 feet in height above the surface of the parking lot for non-residential uses	A site lighting plan for the parking lot was not submitted to staff. Staff has requested that the applicant show the location of lighting on the site plan.	N/A

Fencing

Within the Waters Edge Fencing Plan a six (6) foot petrified fence is required along the east and south portions of the 6-acre park and the south portion of the 3-acre park. The fencing is already existing for the 6-acre park and the 3-acre park is proposing the six (6) foot petrified fence. The 6-acre park also requires a split rail fence is along Main Street and Vineyard Loop Road (600 North), this fence is existing along the irrigation pond on Main Street but will need to be installed the full length of Main Street and Vineyard Loop Road.

Trails

The Lakeshore Trail connects into the 3-acre park at the southwest corner and throughout the park there is a trail.

The 6-acre park has trails connection onto Main Street and through the Cascade and Providence Neighborhood, these connections are existing.

Park Amenities

Amenity	3-Acre Park	6-Acre Park
Pavilions w/picnic table	1-large pavilion	4- small – around the stilling basin 1-large – next to the playground
Benches	8 benches around the Volleyball courts	12 Benches around the stilling/settling basin of the irrigation pond.
Playground	1-slide tower (8.5 meters in height) 1-Sand and Water Play area, consist of different	1-play structure 1- Eddie Spinner 1-Coud 9 Swing 1-Disk Spinner (Pictures are attached to this report)
Bicycle Facilities	Bike Racks – holds 16 bikes, next to the restrooms 1-bike repair station next to Beach Access Trail	1-Bike rack, holds 8 bikes 1-bike repair station Both of these are next to the Large pavilion
Other	Amphitheater – 5 Tiers, 175 Max. Capacity Open Lawn Area 3- volley ball sand courts 1-restroom, next to the parking lot Water Feature – located just north of the amphitheater	2 – foot bridge crossing the concrete ditch that takes the water to the stilling basin 1-restroom, next to the playground

CONDITIONS:

- 1) The applicant adds additional landscaping or a berm to the 3-acre park parking lot that fronts 300 West.
- 2) The applicant submits a site lighting plan for the 3-acre park
- 3) The applicant provides a detail showing that there is a 2-foot overhang into the landscaped strip or walkway for the 3-acre parking stalls.

ATTACHMENTS:

Site Plan Application

3-Acre Park Full Site Plan Set

6-Acre Park Full Site Plan Set

Lighting Detail

Bench Detail
Bathroom Detail



**240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department**

SITE PLAN APPLICATION

STAFF USE ONLY

Application Date: ____ / ____ / ____ Application Number: _____ Fee Owed: \$ _____
Received by: _____ Receipt #: _____ Cash/Card/Check# _____

PROJECT INFORMATION

Name: _____

Address: _____

Acreage/Property Size: _____

APPLICANT INFORMATION

Name: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Owner Information

Owner Name: _____

Owner Address: _____

Owner Phone #: _____ Owner Email Address: _____

Owner's Signature: Bronson Tatton _____



PROPERTY OWNERS AFFIDAVIT

I (we) Nathan Hutchinson, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

[Signature]
Owner's Signature

Owner's Signature (co-owner, if any)

State of Utah

County of Utah

Subscribed and sworn to (affirmed) before me this 5 day of September, 2018.



[Signature]
Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, owner(s) of the real property located at _____, in Highland City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

Owner's Signature

Owner's Signature (co-owner, if any)

State of Utah

County of Utah

Subscribed and sworn to (affirmed) before me this 5th day of Sept., 2018.

[Signature]
Notary Public



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN SUBMITTAL SPECIFICATIONS

All plans shall be of the same scale. These items must be present on the plans submitted for review.

SITE PLAN

1. Name and address/location of development.
2. Vicinity Map showing area within 1/2 mile of the subject site.
3. Name, address, and phone number of developer and/or owner.
4. Name, address, phone number, and professional seal of engineer/architect or firm preparing plans.
5. Date of plan preparation and subsequent revision dates.
6. North arrow and scale of not less than 1" = 100'.
7. Legal description.
8. Zoning of all abutting and/or adjacent properties.
9. Current dimensions of all property lines.
10. Location, identification, and dimensions of the following existing and proposed site elements and
 - a. Existing adjacent and/or on-site streets and street right-of-way.
 - b. Proposed right-of-way dedications and improvements.
 - c. Proposed street cross-sections.
 - d. Existing and proposed ingress/egress points (indicate full access, right-in/right-out only, etc.)
 - e. On-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways,
 - f. Provisions for handicapped accessibility including, but not limited to wheelchair ramps,
 - g. Parking areas, vehicular and bicycle, including setbacks to property lines.
 - h. Bus stop locations designed in accordance with MAG Supplemental Detail A1260.
 - i. All structures, including heights, dimensions, finish floor elevations, and setbacks to
 - j. Fences and walls.
 - k. Trash enclosures.
 - l. Freestanding signage.
 - m. Existing and proposed fire hydrants, backflow prevention equipment, and FDC.
 - n. Existing and proposed lighting (on and off-site).
 - o. Detention/retention areas.
 - p. Irrigation ditches, canals, and well sites.
 - q. Water features.
 - r. All ground planes labeled (i.e. asphalt, concrete, landscaping, etc.).
 - s. Significant rock outcroppings or other natural features.
 - t. Phase lines, if applicable.
11. Site data table including the following information:
 - a. Existing zoning of the site.
 - b. Gross and net area of site.
 - c. Total building floor area.

- d. Building floor area, by use (if a mix of uses is proposed).
- e. Percent of site coverage.
- f. Parking calculations showing total number of spaces required and provided, by use, including accessible parking.

12. Trash Enclosures:

- a. Every parcel with a building or structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated.
- b. The refuse collection area shall be located upon the lot so as to provide clear and convenient access to refuse collection vehicles.
- c. The receptacle shall be screened from public view on at least three (3) sides by a solid wall six (6) feet in height and on the fourth side by a solid gate not less than five (5) feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures.
- d. Freestanding refuse containers in retail or public areas which are intended for public use shall be constructed of cast concrete, ceramic or wrought iron, with an inset for a trash can and shall be constructed so as not to allow dispersal of the container or trash by the strong winds common to the area. The containers shall be natural in color and/or of a design commensurate with surrounding architectural themes.
- e. Enclosures shall be constructed per Vineyard Town standards and regulations. Additional requirements and/or restrictions may be applicable based on zoning district.

13. Pedestrian Access

- a. All pedestrian walkways that traverse driveways or drive aisles shall be distinguished by a different material.
- b. Minimum 6' walkway around all commercial buildings on site.

14. Site Plan Notes

- a. All utility lines less than 69KV shall be undergrounded with the first phase of development.
- b. All ground-mounted equipment shall be screened/concealed from street view.
- c. Plants located within required sight visibility triangles shall be pruned regularly to permit unobstructed vision. Plant material shall be maintained to be lower than 3' (shrubs) or taller than 7' (bottom of tree canopy).
- d. Future development pads within master planned developments shall be covered for dust and weed control at time of development.
- e. All developments shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Vineyard Town.
- f. This project is subject to the current Vineyard Town Engineering Requirements, General Plan, Zoning Ordinance, and any applicable regulations

LANDSCAPE/HARDSCAPE PLAN

- 1. Location of all landscape material, lighting, and site furnishings.
- 2. Botanical and common names of plant material.
- 3. Size of plantings at time of installation.
- 4. Description of irrigation system. Show preliminary backflow preventer location.
- 5. Planting Data Sheet included on all landscape sheets (see attached).

6. Locations of all backflow prevention devices. Devices smaller than 3' screened with round-topped wire mesh enclosure, painted green.
7. Square footage of landscaping in any right-of-way.
8. Designate and provide detail of all street median improvements (as applicable).
9. Location of preliminary easements, preliminary utilities, and above grade retention/detention basins.
10. Blow-up plan views of all usable open space areas and areas with decorative paving indicating the surface design and location of all amenities therein.
11. Elevations and/or details indicating color and design of all proposed site amenities, including but not limited to benches, tables, trash receptacles, fountains, bike racks, etc.

PRELIMINARY GRADING AND DRAINAGE PLAN

1. Topographic contours or spot elevations.
2. Delineate any areas in the floodplain.
3. Detention areas/storm drains.

PRELIMINARY UTILITY PLAN

1. All existing water and sewer lines, location, and size.
2. Proposed public utility (PUE) and width.
3. Proposed location and size of the following:
 - a. Potable water lines
 - b. Sanitary sewer lines
 - c. Fire lines
 - d. Water meters
 - e. Storm drains
4. Proposed fire hydrant locations.
5. Proposed location of backflow preventers.
6. Existing and proposed locations of all electric, natural gas, telephone, and/or cable television lines.

BUILDING ELEVATIONS

1. Drawing, to scale, of all sides of all buildings proposed, in accordance with City architectural
2. Elevations labeled by direction (e.g. North Elevation).
3. Call outs of all proposed finish materials and colors; on color elevations, printed colors must
4. Sign fields delineated by a dashed box (All signage shall be submitted, reviewed, and approved
5. Roof mounted equipment, ghost-in behind parapets.
6. Perspective drawing along major streets and other visible locations as required by the staff.
7. Elevations of all proposed perimeter, screen, or other proposed walls on site.

EXTERIOR BUILDING COLOR AND MATERIALS SAMPLES

1. Samples of each material used (2" x 2" maximum size, 1" x 1" minimum size), mounted on 8 1/2" x 11" board(s). Thoroughly label each sample with all known information, including but not limited to: manufacturer name, color name and number, material type, finish, size, etc.

LIGHTING AND PHOTOMETRICS

1. Site plan indicating the location and type of all proposed exterior lighting fixtures.
2. Photometric plan indicated light levels (in foot candles) at regularly measured intervals across a
3. Luminaire schedule including but not limited to the manufacturer information, luminaire
4. Cut sheets of all proposed fixtures.
5. All lights shall be fully shielded and directed downward.



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN PROJECT NARRATIVE

The following must be included. An application will not be accepted without this.

Please address the following topics in a typed narrative on a separate sheet of paper:

1. Consistency with the General Plan and compliance with the Development Code and other city codes and regulations.
2. General compatibility of proposed use with adjacent property.
3. Site and building design with exterior lighting with reference to adjacent properties.
4. Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property.
5. Internal vehicular circulation including emergency and delivery vehicles.
6. Pedestrian and alternative vehicle considerations for the proposed use.
7. Volume and character of traffic as well as off-street parking and loading.
8. Impact of public services, including utilities, schools, and recreation.
9. Screening and buffering of uses.
10. Proposed outdoor activities and/or storage.
11. Hours of operation and number of employees.
12. Noise, smoke, odor, dust, vibration, or illumination created by the proposed use.
13. Additional information as needed.



240 East Gammond Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

LANDSCAPING REQUIREMENTS

These standards are a starting point and the Vineyard Town Zoning Ordinance should be referenced for additional requirements within each zoning district.

PLANTING NOTES

1. A fully dimensioned comprehensive landscaping plan shall include, but not be limited to:
 - a. List of plants
 - b. Size
 - c. Location
 - d. Irrigation plan
 - e. Hardscape
2. Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon.
3. The City may require that landscaping plans be prepared by a registered landscape architect.
4. When inorganic ground cover is used, it shall be in combination with live plants.
5. All landscaping shall have an automatic irrigation system.
6. All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy.
7. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way.
8. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.
9. At Intersections: Landscaping along all streets and boundaries shall be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.
10. Hanging limbs and branch growth shall be maintained 13 feet above streets and 8 feet above sidewalks.
11. A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.

Note: All construction shall be in accordance with the Vineyard Town Specifications & Standard Details.



PLANTING DATA SHEET

PROJECT NAME: _____

PROPOSED USE: _____

TO BE COMPLETED BY APPLICANT

REQUIRED LANDSCAPING	PROVIDED	ADDITIONAL INFORMATION



240 East Gammond Road
Vineyard, Utah 84058
Phone: (801) 226-1929
Community Development Department

FIRE PROTECTION PLAN

***Fire protection plans on all commercial buildings shall include the following on a plot plan:**

1. Location of building address (illuminated or not).
2. Hydrant locations.
3. FDC location.
4. PIV location (if applicable).
5. Marked fire exit locations.
6. All fire extinguishment applications (dry chem hoods, fire hoses, fire extinguishers, etc.)
7. Fire alarm (yes or no).
8. Monitored or local alarm and alarm panel location.
9. Co2 and smoke alarm locations.
10. Fire doors and other confinement corridors.
11. Emergency lighting locations.
12. Storage markings on the floor in utility areas.
13. Automatic shut-off on gas appliances (if applicable).
14. Knox box (yes or no and location if applicable).

BUILDINGS WITH SPRINKLERS SYSTEMS

***In addition to the items above, the following items shall be shown on the fire protection plan:**

1. Riser location.
2. Sprinkler head locations.
3. Panel location.



PROJECT DATA SHEET – RESIDENTIAL/COMMERCIAL

PROJECT NAME: _____
 PROPOSED USE: _____

TO BE COMPLETED BY APPLICANT

COMMERCIAL	RESIDENTIAL	CALCULATIONS	TO BE COMPLETED BY CITY
		NET LOT AREA	
		GROSS LOT AREA	
		GROSS BUILDING AREA	
N/A		NUMBER OF UNITS OR LOTS	
N/A		NET DENSITY ALLOWED	
N/A		NET DENSITY PROVIDED	
N/A		MINIMUM LOT SIZE ALLOWED	
N/A		MINIMUM LOT SIZE PROVIDED	
		BUILDING HEIGHT ALLOWED	
		BUILDING HEIGHT PROVIDED	
		MINIMUM PARKING SPACES REQUIRED	
		PARKING SPACES REQUIRED	

SETBACKS (Provide table for each building, labeled to match site plan)

REQUIRED	PROVIDED	CALCULATIONS	TO BE COMPLETED BY CITY
		NORTH ELEVATION	
		SOUTH ELEVATION	
		EAST ELEVATION	
		WEST ELEVATION	
		PARKING (from streets & abutting residential property)	



240 East Gammond Road
Vineyard, Utah 840058
Phone (801) 226-1929
Community Development Department

COMPREHENSIVE SIGN PLAN GUIDELINES

The Vineyard Town Sign Ordinance should be referenced for a complete list of signage requirements.

Comprehensive Sign Plans shall, at a minimum, include the following items:

1. Property owner's authorization on planning application.
2. Statement of design indicating how the proposal meets the City requirements for continuity and design. The statement shall identify common themes along with a limited set of colors, materials, illumination methods, and fonts which compliment the proposed building architecture.
3. Site plan identifying the location of all signs associated with the project.
4. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and ground plane treatment (i.e. landscape) for all proposed freestanding signage.
5. Color building elevations denoting the areas designated for wall mounted signage.
6. Typical elevations/details, in color, showing the materials, colors, fonts, method of mounting, and method of illumination for a typical wall mounted sign. If multiple letter types are proposed, the sign plan shall include a detail for all proposed types.
7. Any additional items requested by staff.



PROGRAM ELEMENTS

- | | | | | | |
|---|---------------------------------|---|---------------------------|----|--------------------|
| 1 | Parking Lot (67 Stalls) | 5 | Sand Volleyball Courts | 9 | Open Lawn |
| 2 | Large Pavilion | 6 | Sand and Water Play Area | 10 | Amphitheater |
| 3 | Restroom | 7 | Slide Tower (Flume Slide) | 11 | Beach Access Trail |
| 4 | Emergency Egress from James Bay | 8 | Existing 400 North | | |

VINEYARD CITY 3 AC. BEACH PARK

PARK MASTER PLAN





VINEYARD CITY 3 AC. BEACH PARK



SITE AMENITY IMAGES
Designed & Constructed by Flagship Homes





VINEYARD CITY 3 AC. BEACH PARK

SITE AMENITY IMAGES



Designed & Constructed by Flagship Homes



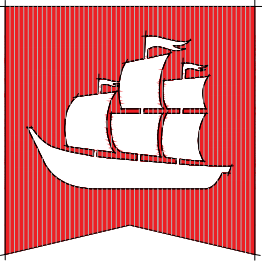


VINEYARD CITY 3 AC. BEACH PARK

SITE AMENITY IMAGES

Designed & Constructed by Flagship Homes





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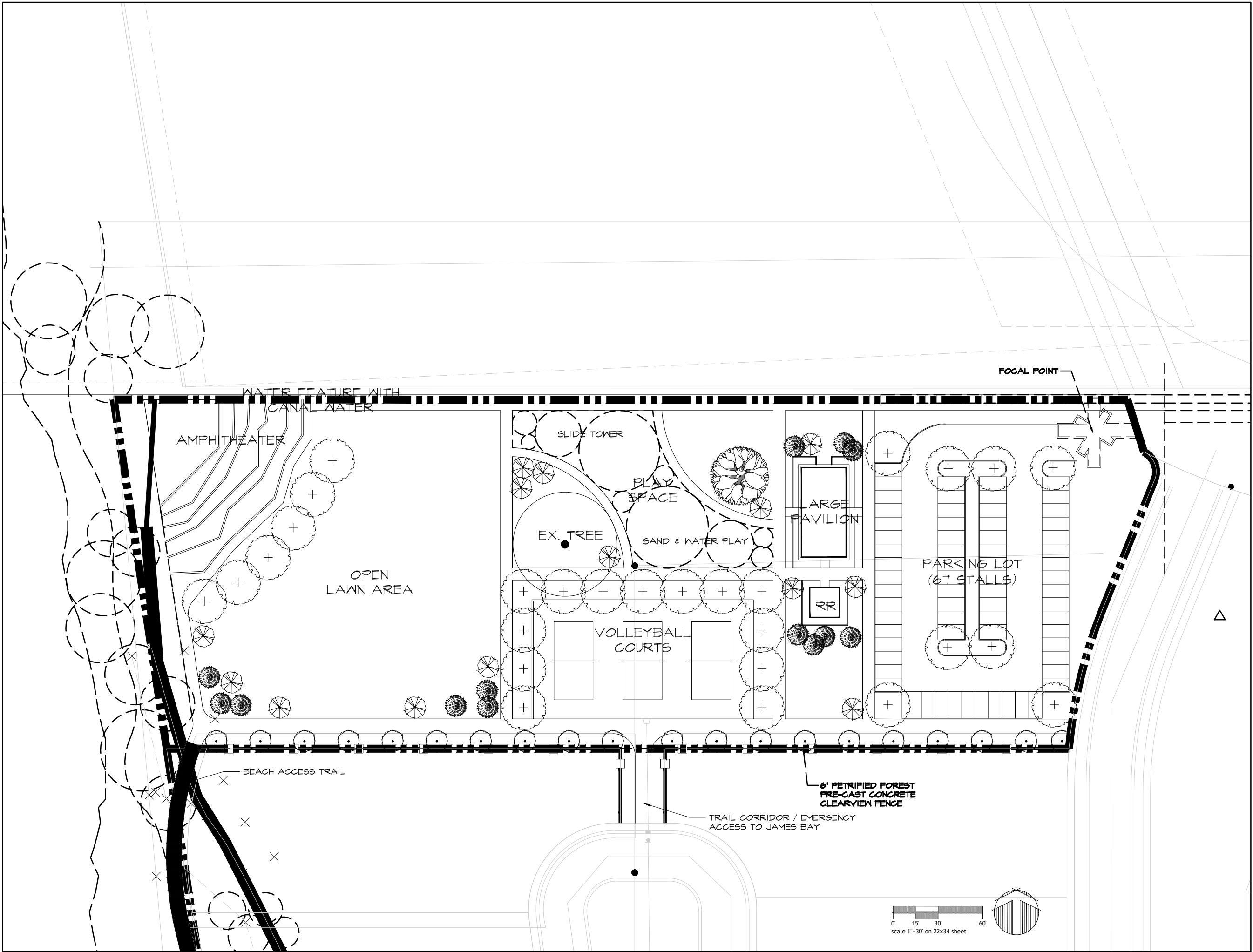
preliminary plans
not for construction

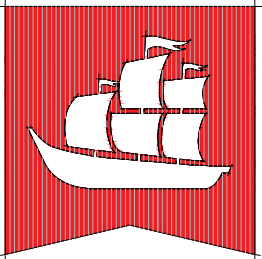
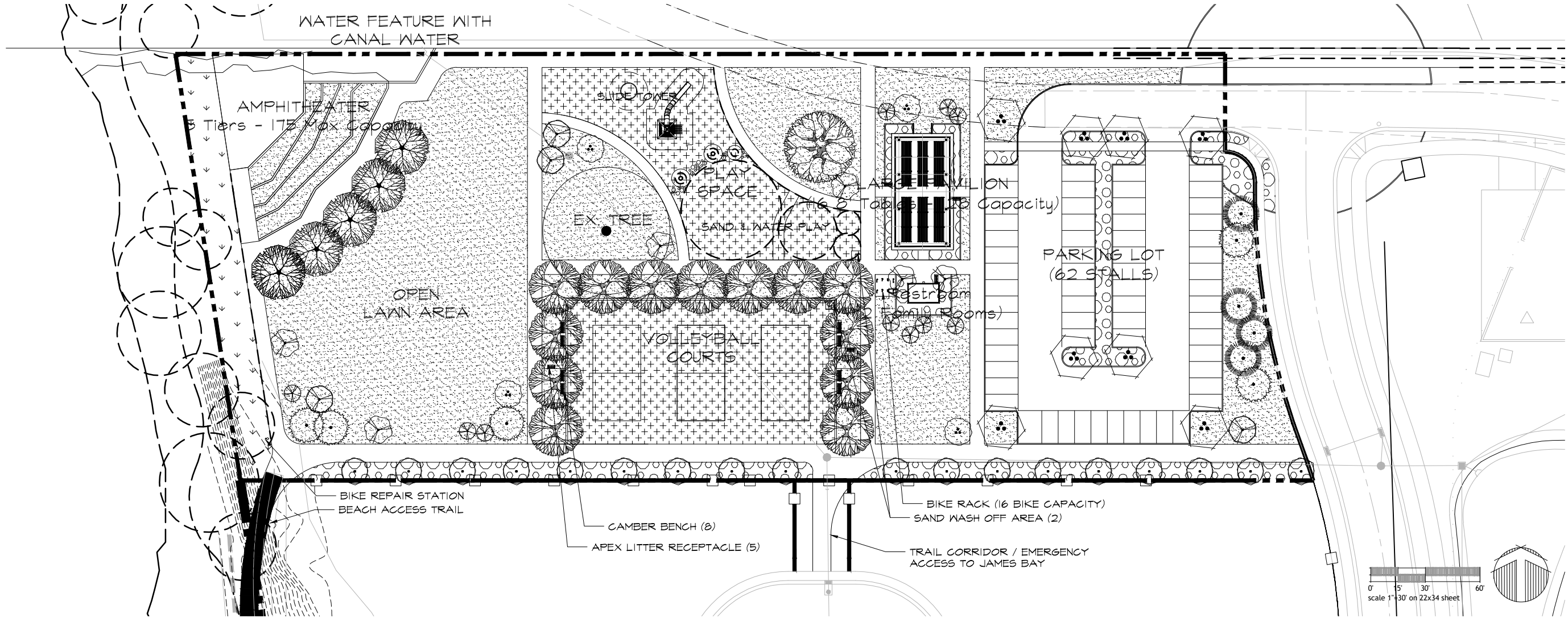
call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

WATERS EDGE
3 ACRE BEACH PARK
Vineyard, Utah

AUGUST 2018

PRELIMINARY
site plan





flagship
homes

170 South Interstate Plaza, Suite 250
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

PLANT SCHEDULE

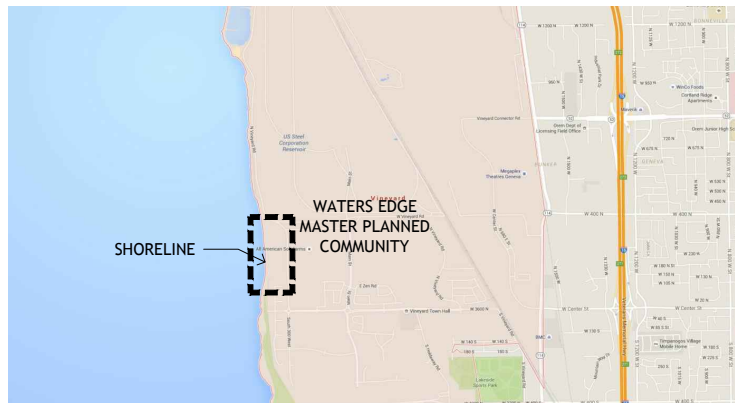
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer platanoides 'Emerald Queen' / Emerald Queen Maple Mature Size: H50' W40'	Transplanted			6
	Crataegus phaenopyrum / Washington Hawthorn Mature Size: H25-30' W20-25'	B & B	2"Cal		4
	Existing Tree / Preserve & Protect roots to drip line	--			2
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Mature Size: H35-45' W25-35'	B & B	2"Cal		8
	Liriodendron tulipifera 'Fastigiata' / Tulip Tree Mature Size: H50-60' W20'	Transplanted			39
	Malus x 'Spring Snow' / Spring Snow Crab Apple Mature Size: H25' W20-25'	B & B	2"Cal		6
	Picea pungens 'Hoopsii' / Hoopsi Blue Spruce Mature Size: H30-40' W10-20'	Transplanted			5
	Pinus heldreichii / Bosnian Pine Mature Size: H40' W10'	Transplanted			10
	Pinus nigra / Austrian Black Pine Mature Size: H50-60' W20-40'	B & B		10-12' HT.	4
	Prunus virginiana 'Canada Red' / Canada Red Chokecherry Mature Size: H20-30' W20-25'	B & B	2"Cal		4
	Quercus macrocarpa / Burr Oak Mature Size: H60-80' W60-80'	Transplanted			2
	Ulmus x 'Morton' / Accolade Mature Size: H50-60' W30-40'	B & B	2"Cal		13

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Native Seed Mix / Fine Fescue blend from Granite Seed Seed at recommended application rate.	seed	4,670 sf
	Sand Pro Beach HBI Grade Sand	None	20,204 sf
	Shredded Bark Mulch (3" Depth). Submit samples for approval.	mulch	3,074 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod	58,286 sf

WATERS EDGE
RDA 3 ACRE BEACH PARK
Vineyard, Utah

SEPTEMBER 2018

LANDSCAPE
Planting Plan



VICINITY MAP

3.0 ACRE VINEYARD TOWN PARK PROPOSED PROGRAM

- Parking Lot for both park, North and South Beach, and Regional Lake Trail.
- Restroom
- Open lawn area'
- Playground
- 1 Large Pavilion and 1 Medium Pavilion
- Possible Amphitheater
- Possible Water Feature with Irrigation and Land Drain.
- Access to beach areas
- Possible recreation rentals (paddle boards, skim boards, bikes, etc.)

NORTH & SOUTH BEACH PROPOSED DEVELOPMENT PLAN

Goals & Objectives

1. Designate and establish 2 beach areas (North and South Beach) for recreational use.
2. Provide access for non-motorized recreation on Utah Lake.
3. Provide educational opportunities of the lake, vegetation, and wildlife.
4. Improve the image of Utah Lake in the Vineyard area.

Phase 1: Vegetation Management
Fall 2015 - Spring 2017

- Remove invasive vegetation
- Remove dead trees
- Remove all vegetation in areas designated as beaches exception of mature trees.
- Limb up and prune trees that remain
- Identify areas to plant new trees and other desirable for bank stabilization and shade.

Phase 2: Shoreline Clean-up and Bank Restoration
Fall 2015 - Spring 2016

- Remove debris and refuse such as concrete, large sod roles, etc.
- Re-sculpt the bank in specific areas where debris and waste has been pushed off the bank and created steep slopes.

Phase 3: Non-motorized Trail
Fall 2016

- Construct a 10' Multi-Use non-motorized trail connecting the existing Vineyard Trail in the Shores Neighborhood to he proposed North and South Beach, Educational Area, and 3.0 Acre Town Park.

Phase 4: Beach Development

- Evaluate the quality of sand once the vegetative management has had 1 full season of treatment. Import sand if needed.
- Plan and design for floating docks, pavilions, fire pits, and some outdoor shower facilities.

Measured Outcomes -

- Increase visibility into the recreation areas and capitalize on the beautiful views to the lake
- Decrease the opportunities of fire spreading
- Decrease the desirability of squatters and other undesirable behaviors
- Increase non-motorized recreational opportunities on Utah Lake



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preliminary plans
not for construction

call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

WATERS EDGE
3 ACRE BEACH PARK
Vineyard, Utah

SEPTEMBER 2015

PRELIMINARY
concept plan

L-101



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN APPLICATION

STAFF USE ONLY

Application Date: ____ / ____ / ____ Application Number: _____ Fee Owed: \$ _____
Received by: _____ Receipt #: _____ Cash/Card/Check# _____

PROJECT INFORMATION

Name: _____

Address: _____

Acreage/Property Size: _____

APPLICANT INFORMATION

Name: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Owner Information

Owner Name: _____

Owner Address: _____

Owner Phone #: _____ Owner Email Address: _____

Owner's Signature: Bronson Tatton _____



PROPERTY OWNERS AFFIDAVIT

I (we) Nate Hutchinson, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

[Signature]
Owner's Signature

Owner's Signature (co-owner, if any)

State of Utah

County of Utah

Subscribed and sworn to (affirmed) before me this 5 day of September, 2018.



[Signature]
Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, owner(s) of the real property located at _____, in Highland City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

Owner's Signature

Owner's Signature (co-owner, if any)

State of Utah

County of Utah

Subscribed and sworn to (affirmed) before me this 5th day of Sept., 2018.

[Signature]
Notary Public



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN SUBMITTAL SPECIFICATIONS

All plans shall be of the same scale. These items must be present on the plans submitted for review.

SITE PLAN

1. Name and address/location of development.
2. Vicinity Map showing area within 1/2 mile of the subject site.
3. Name, address, and phone number of developer and/or owner.
4. Name, address, phone number, and professional seal of engineer/architect or firm preparing plans.
5. Date of plan preparation and subsequent revision dates.
6. North arrow and scale of not less than 1" = 100'.
7. Legal description.
8. Zoning of all abutting and/or adjacent properties.
9. Current dimensions of all property lines.
10. Location, identification, and dimensions of the following existing and proposed site elements and
 - a. Existing adjacent and/or on-site streets and street right-of-way.
 - b. Proposed right-of-way dedications and improvements.
 - c. Proposed street cross-sections.
 - d. Existing and proposed ingress/egress points (indicate full access, right-in/right-out only, etc.)
 - e. On-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways,
 - f. Provisions for handicapped accessibility including, but not limited to wheelchair ramps,
 - g. Parking areas, vehicular and bicycle, including setbacks to property lines.
 - h. Bus stop locations designed in accordance with MAG Supplemental Detail A1260.
 - i. All structures, including heights, dimensions, finish floor elevations, and setbacks to
 - j. Fences and walls.
 - k. Trash enclosures.
 - l. Freestanding signage.
 - m. Existing and proposed fire hydrants, backflow prevention equipment, and FDC.
 - n. Existing and proposed lighting (on and off-site).
 - o. Detention/retention areas.
 - p. Irrigation ditches, canals, and well sites.
 - q. Water features.
 - r. All ground planes labeled (i.e. asphalt, concrete, landscaping, etc.).
 - s. Significant rock outcroppings or other natural features.
 - t. Phase lines, if applicable.
11. Site data table including the following information:
 - a. Existing zoning of the site.
 - b. Gross and net area of site.
 - c. Total building floor area.

- d. Building floor area, by use (if a mix of uses is proposed).
- e. Percent of site coverage.
- f. Parking calculations showing total number of spaces required and provided, by use, including accessible parking.

12. Trash Enclosures:

- a. Every parcel with a building or structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated.
- b. The refuse collection area shall be located upon the lot so as to provide clear and convenient access to refuse collection vehicles.
- c. The receptacle shall be screened from public view on at least three (3) sides by a solid wall six (6) feet in height and on the fourth side by a solid gate not less than five (5) feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding buildings and structures.
- d. Freestanding refuse containers in retail or public areas which are intended for public use shall be constructed of cast concrete, ceramic or wrought iron, with an inset for a trash can and shall be constructed so as not to allow dispersal of the container or trash by the strong winds common to the area. The containers shall be natural in color and/or of a design commensurate with surrounding architectural themes.
- e. Enclosures shall be constructed per Vineyard Town standards and regulations. Additional requirements and/or restrictions may be applicable based on zoning district.

13. Pedestrian Access

- a. All pedestrian walkways that traverse driveways or drive aisles shall be distinguished by a different material.
- b. Minimum 6' walkway around all commercial buildings on site.

14. Site Plan Notes

- a. All utility lines less than 69KV shall be undergrounded with the first phase of development.
- b. All ground-mounted equipment shall be screened/concealed from street view.
- c. Plants located within required sight visibility triangles shall be pruned regularly to permit unobstructed vision. Plant material shall be maintained to be lower than 3' (shrubs) or taller than 7' (bottom of tree canopy).
- d. Future development pads within master planned developments shall be covered for dust and weed control at time of development.
- e. All developments shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Vineyard Town.
- f. This project is subject to the current Vineyard Town Engineering Requirements, General Plan, Zoning Ordinance, and any applicable regulations

LANDSCAPE/HARDSCAPE PLAN

- 1. Location of all landscape material, lighting, and site furnishings.
- 2. Botanical and common names of plant material.
- 3. Size of plantings at time of installation.
- 4. Description of irrigation system. Show preliminary backflow preventer location.
- 5. Planting Data Sheet included on all landscape sheets (see attached).

6. Locations of all backflow prevention devices. Devices smaller than 3' screened with round-topped wire mesh enclosure, painted green.
7. Square footage of landscaping in any right-of-way.
8. Designate and provide detail of all street median improvements (as applicable).
9. Location of preliminary easements, preliminary utilities, and above grade retention/detention basins.
10. Blow-up plan views of all usable open space areas and areas with decorative paving indicating the surface design and location of all amenities therein.
11. Elevations and/or details indicating color and design of all proposed site amenities, including but not limited to benches, tables, trash receptacles, fountains, bike racks, etc.

PRELIMINARY GRADING AND DRAINAGE PLAN

1. Topographic contours or spot elevations.
2. Delineate any areas in the floodplain.
3. Detention areas/storm drains.

PRELIMINARY UTILITY PLAN

1. All existing water and sewer lines, location, and size.
2. Proposed public utility (PUE) and width.
3. Proposed location and size of the following:
 - a. Potable water lines
 - b. Sanitary sewer lines
 - c. Fire lines
 - d. Water meters
 - e. Storm drains
4. Proposed fire hydrant locations.
5. Proposed location of backflow preventers.
6. Existing and proposed locations of all electric, natural gas, telephone, and/or cable television lines.

BUILDING ELEVATIONS

1. Drawing, to scale, of all sides of all buildings proposed, in accordance with City architectural
2. Elevations labeled by direction (e.g. North Elevation).
3. Call outs of all proposed finish materials and colors; on color elevations, printed colors must
4. Sign fields delineated by a dashed box (All signage shall be submitted, reviewed, and approved
5. Roof mounted equipment, ghost-in behind parapets.
6. Perspective drawing along major streets and other visible locations as required by the staff.
7. Elevations of all proposed perimeter, screen, or other proposed walls on site.

EXTERIOR BUILDING COLOR AND MATERIALS SAMPLES

1. Samples of each material used (2" x 2" maximum size, 1" x 1" minimum size), mounted on 8 1/2" x 11" board(s). Thoroughly label each sample with all known information, including but not limited to: manufacturer name, color name and number, material type, finish, size, etc.

LIGHTING AND PHOTOMETRICS

1. Site plan indicating the location and type of all proposed exterior lighting fixtures.
2. Photometric plan indicated light levels (in foot candles) at regularly measured intervals across a
3. Luminaire schedule including but not limited to the manufacturer information, luminaire
4. Cut sheets of all proposed fixtures.
5. All lights shall be fully shielded and directed downward.



240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN PROJECT NARRATIVE

The following must be included. An application will not be accepted without this.

Please address the following topics in a typed narrative on a separate sheet of paper:

1. Consistency with the General Plan and compliance with the Development Code and other city codes and regulations.
2. General compatibility of proposed use with adjacent property.
3. Site and building design with exterior lighting with reference to adjacent properties.
4. Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property.
5. Internal vehicular circulation including emergency and delivery vehicles.
6. Pedestrian and alternative vehicle considerations for the proposed use.
7. Volume and character of traffic as well as off-street parking and loading.
8. Impact of public services, including utilities, schools, and recreation.
9. Screening and buffering of uses.
10. Proposed outdoor activities and/or storage.
11. Hours of operation and number of employees.
12. Noise, smoke, odor, dust, vibration, or illumination created by the proposed use.
13. Additional information as needed.



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LANDSCAPING REQUIREMENTS

These standards are a starting point and the Vineyard Town Zoning Ordinance should be referenced for additional requirements within each zoning district.

PLANTING NOTES

1. A fully dimensioned comprehensive landscaping plan shall include, but not be limited to:
 - a. List of plants
 - b. Size
 - c. Location
 - d. Irrigation plan
 - e. Hardscape
2. Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon.
3. The City may require that landscaping plans be prepared by a registered landscape architect.
4. When inorganic ground cover is used, it shall be in combination with live plants.
5. All landscaping shall have an automatic irrigation system.
6. All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy.
7. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way.
8. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.
9. At Intersections: Landscaping along all streets and boundaries shall be limited to a height of not more than three (3) feet within the area required for minimum sight distance as specified in the AASHTO Policy on Geometric Design for the following intersections.
 - a. A vehicular trafficway or driveway and a street;
 - b. A vehicular trafficway or driveway and a sidewalk;
 - c. Two or more vehicular traffic ways, driveways, or streets.
10. Hanging limbs and branch growth shall be maintained 13 feet above streets and 8 feet above sidewalks.
11. A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature.

Note: All construction shall be in accordance with the Vineyard Town Specifications & Standard Details.



PLANTING DATA SHEET

PROJECT NAME: _____

PROPOSED USE: _____

TO BE COMPLETED BY APPLICANT

REQUIRED LANDSCAPING	PROVIDED	ADDITIONAL INFORMATION



240 East Gammond Road
Vineyard, Utah 84058
Phone: (801) 226-1929
Community Development Department

FIRE PROTECTION PLAN

***Fire protection plans on all commercial buildings shall include the following on a plot plan:**

1. Location of building address (illuminated or not).
2. Hydrant locations.
3. FDC location.
4. PIV location (if applicable).
5. Marked fire exit locations.
6. All fire extinguishment applications (dry chem hoods, fire hoses, fire extinguishers, etc.)
7. Fire alarm (yes or no).
8. Monitored or local alarm and alarm panel location.
9. Co2 and smoke alarm locations.
10. Fire doors and other confinement corridors.
11. Emergency lighting locations.
12. Storage markings on the floor in utility areas.
13. Automatic shut-off on gas appliances (if applicable).
14. Knox box (yes or no and location if applicable).

BUILDINGS WITH SPRINKLERS SYSTEMS

***In addition to the items above, the following items shall be shown on the fire protection plan:**

1. Riser location.
2. Sprinkler head locations.
3. Panel location.



PROJECT DATA SHEET – RESIDENTIAL/COMMERCIAL

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 PROPOSED USE: _____

TO BE COMPLETED BY APPLICANT

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		GROSS LOT AREA	
		GROSS BUILDING AREA	
N/A		NUMBER OF UNITS OR LOTS	
N/A		NET DENSITY ALLOWED	
N/A		NET DENSITY PROVIDED	
N/A		MINIMUM LOT SIZE ALLOWED	
N/A		MINIMUM LOT SIZE PROVIDED	
		BUILDING HEIGHT ALLOWED	
		BUILDING HEIGHT PROVIDED	
		MINIMUM PARKING SPACES REQUIRED	
		PARKING SPACES REQUIRED	

SETBACKS (Provide table for each building, labeled to match site plan)

REQUIRED	PROVIDED	CALCULATIONS	TO BE COMPLETED BY CITY
		NORTH ELEVATION	
		SOUTH ELEVATION	
		EAST ELEVATION	
		WEST ELEVATION	
		PARKING (from streets & abutting residential property)	



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5. Color building elevations denoting the areas designated for wall mounted signage.
6. Typical elevations/details, in color, showing the materials, colors, fonts, method of mounting, and method of illumination for a typical wall mounted sign. If multiple letter types are proposed, the sign plan shall include a detail for all proposed types.
7. Any additional items requested by staff.



- | | |
|-----------------------------|----------------------------------|
| 1 Ex. Irrigation Lower Pond | 6 Detention Basin |
| 2 Ex. Irrigation Upper Pond | 7 Play Space |
| 3 Ex. Stream Feature | 8 Medium Size Pavilion |
| 4 Small Pavilion (4) | 9 Shared Parking Lot (80 Stalls) |
| 5 Ex. Pump House | 10 Waters Edge North Clubhouse |

VINEYARD CITY 6 AC. PARK

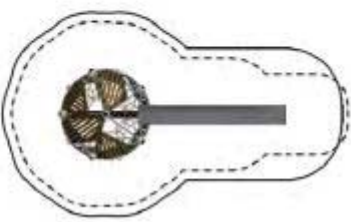
PARK MASTER PLAN

Boo.01

90.280.001

	(m) ('-")	7,4 x 3,0 x 2,6 24-4 x 9-8 x 8-4
	EN 1176 (m) ASTM/CSA (m)	11,0 x 6,0 11,1 x 6,6
	ASTM/CSA ('-")	36-4 x 21-8
	(m) ('-")	1,53 6-0
		3

Small rope-play house with a space net, bamboo panels, access membrane and a straight concave slide.



Trii2.08

90.292.200.8

	(m) ('-")	4,2 x 8,3 x 4,2 13-9 x 27-1 x 13-7
	EN 1176 (m) ASTM/CSA (m)	7,2 x 11,8 7,9 x 12,3
	ASTM/CSA ('-")	25-9 x 40-1
	(m) ('-")	1,99 6-7
		5

Trii2 boasts a two metre high platform. Climbing Trii2.08 may prove a challenge, but this is more than made up for by the subsequent descent via a slide or sliding pole.







New

Berliner Greenville

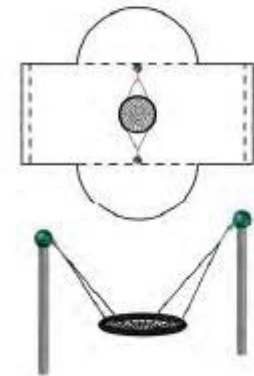


Cloud 9

97.100.025



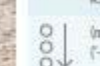

	(m) 3,3 x 1,3 x 2,1 (") 10-8 x 3-11 x 6-9
	EN 1176 (m) 7,0 x 3,3 ASTM/CSA(m) 7,5 x 7,0 ASTM/CSA(") 24-5 x 22-8
	(m) 1,67 (") 6-2
	3

Our Cloud 9 is an accessible swing which allows several children at one time to fly "on the cloud".

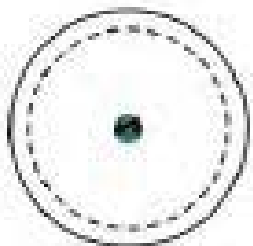


Disk

90.260.301

	(m) 1,9 x 1,9 x 0,8 (") 6-1 x 6-0 x 2-6
	EN 1176 (m) 7,9 x 7,9 ASTM/CSA(m) 5,5 x 5,5 ASTM/CSA(") 18-1 x 18-1
	(m) 0,8 (") 2-6
	5

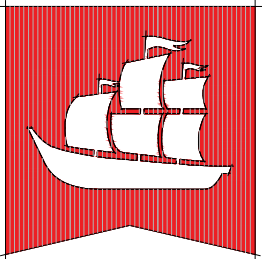
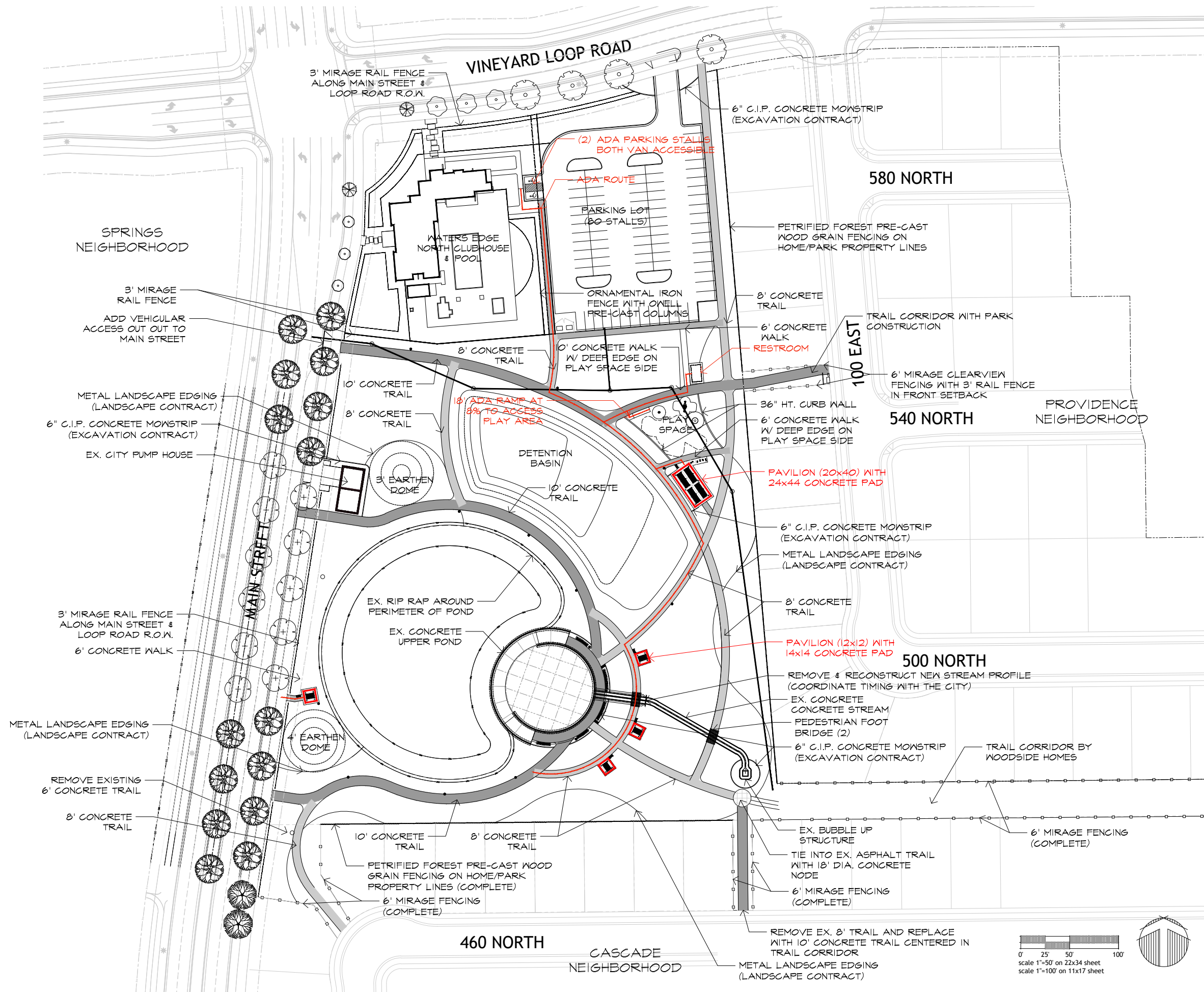
The tilted orientation creates an up-and-down motion as the child spins around helping them learn how to control their movements to sustain the spinning action.



Eddie.02
90.260.102



VINEYARD CITY 6 AC. PARK
SITE AMENITY IMAGES
Designed & Constructed by Flagship Homes



flagship
homes

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Lehi | Utah | 84043



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before you dig to have all utilities
located and marked

RDA 17 - 6 ACRE PARK

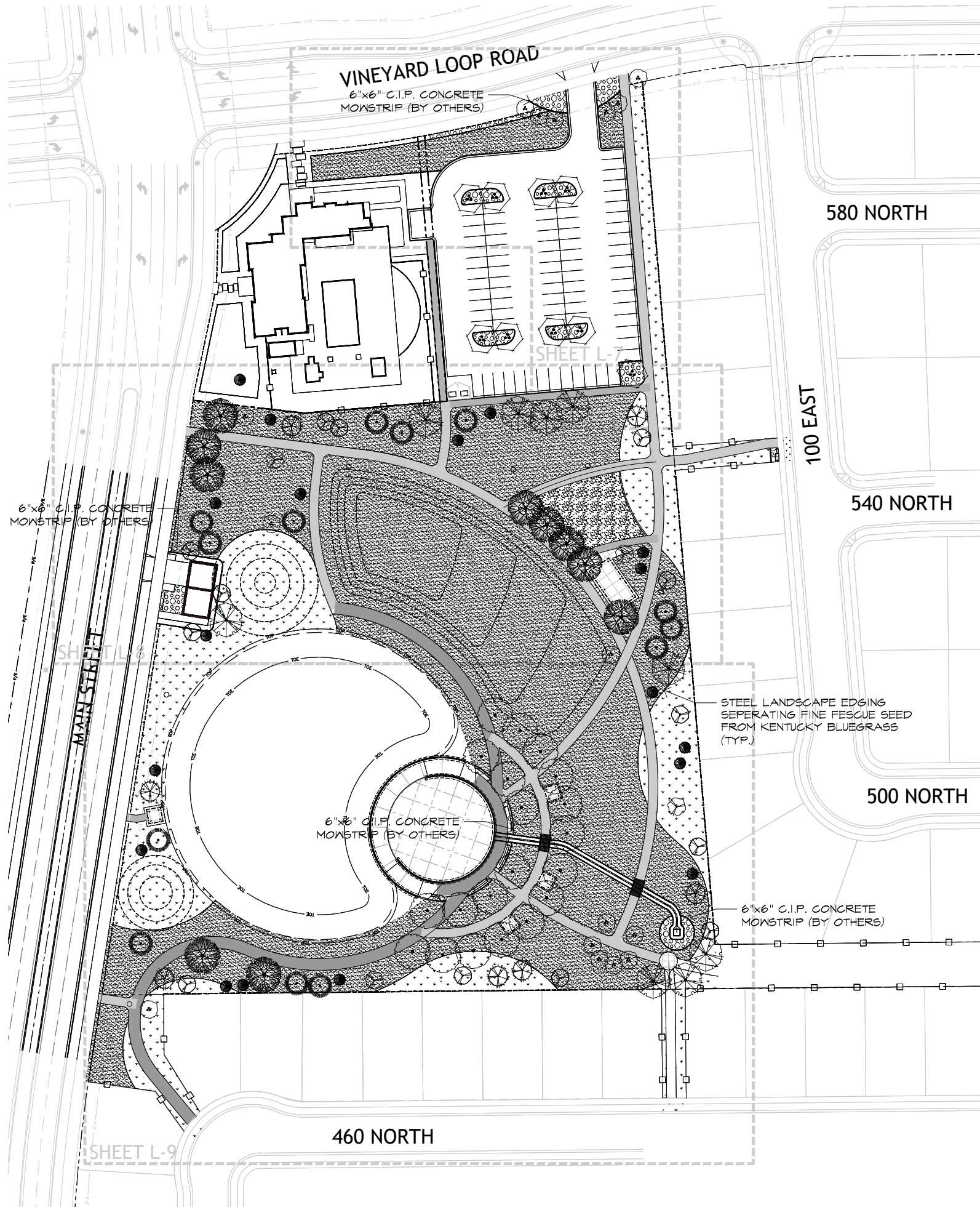
WATERS EDGE COMMUNITY


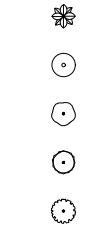
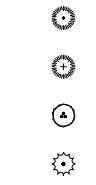


Vneyard, Utah

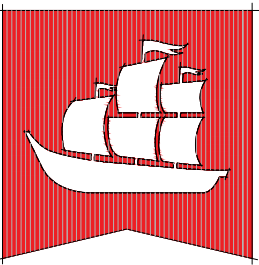
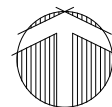
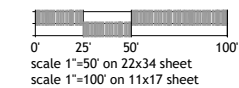
SEPTEMBER 2018

OVERALL
Site Plan

SP-1



PLANT SCHEDULE						
TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
		Acer platanoides 'Emerald Queen' / Emerald Queen Maple Mature Size: H50' W40'	Transplanted			10
		Calocedrus decurrens / Incense Cedar Mature Size: H30-50' W8-10'	Transplanted			18
		Crataegus phaenopyrum / Washington Hawthorn Mature Size: H25-30' W20-25'	B & B	2"Cal		16
		Fagus sylvatica 'Riversii' / Rivers Purple Beech Mature Size: H50' W40'	B & B	2"Cal		9
		Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Mature Size: H35-45' W25-35'	B & B	2"Cal		9
		Malus x 'Spring Snow' / Spring Snow Crab Apple Mature Size: H25' W20-25'	B & B	2"Cal		4
		Picea pungens / Blue Phase Colorado Spruce Mature Size: H30-60' W10-20'	B & B		10-12' HT.	7
		Pinus nigra / Austrian Black Pine Mature Size: H50-60' W20-40'	B & B		10-12' HT.	13
		Platanus x acerifolia / London Plane Tree Mature Size: H40-60' W30-40'	B & B	2"Cal		20
		Prunus virginiana 'Canada Red' / Canada Red Chokecherry Mature Size: H20-30' W20-25'	B & B	2"Cal		13
SHRUBS		BOTANICAL NAME / COMMON NAME		SIZE		QTY
		Allium giganteum / Giant Allium H50-60" W18" - Plant 3 bulbs per symbol in a 1 SQ.FT. area.	Bulb			18
		Buxus microphylla 'Winter Gem' / Winter Gem Boxwood Mature Size: H3' W3'	5 gal			25
		Garryopteris x clandonensis 'Dark Knight' / Dark Knight Blue Mist Shrub Mature Size: H3-4' W4'	5 gal			19
		Cornus alba 'Ivory Halo' TM / Ivory Halo Dogwood Mature Size: H4-5' W4'	5 gal			21
		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W3'	5 gal			26
GRASSES		BOTANICAL NAME / COMMON NAME		SIZE		QTY
		Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal			114
		Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3'	1 gal			95
		Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2' W3'	1 gal			50
		Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal			73
PERENNIALS		BOTANICAL NAME / COMMON NAME		SIZE		QTY
		Agastache x 'Desert Sunrise' / Desert Sunrise Hyssop	1 gal			31
		Echinacea purpurea 'Kim's Knee High' TM / Purple Coneflower Mature Size: H20-24" W18"	1 gal			9
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT			QTY
		Native Seed Mix / Fine Fescue blend from Granite Seed Seed at recommended application rate.	seed			42,117 sf
		Play Surfacing - ENF 12" min. depth of Engineered Wood Fiber	None			3,602 sf
		Shredded Bark Mulch (3" Depth). Submit samples for approval.	mulch			4,316 sf
		Turf Sod Bluegrass / Kentucky Bluegrass	sod			116,592 sf



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RDA 17 - 6 ACRE PARK

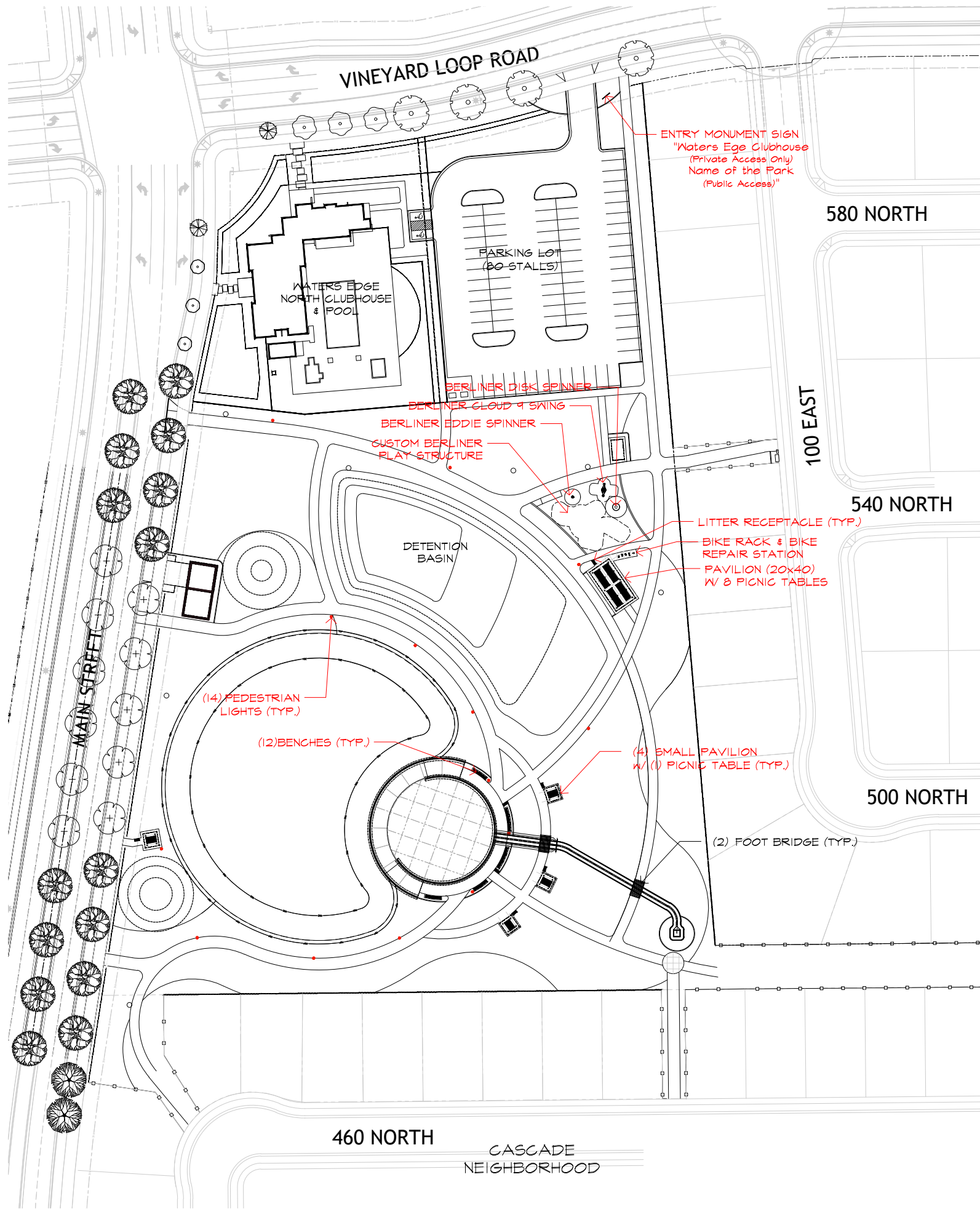
WATERS EDGE COMMUNITY

Vineyard, Utah

AUGUST 2018

LANDSCAPE
Planting
Overview

L-6



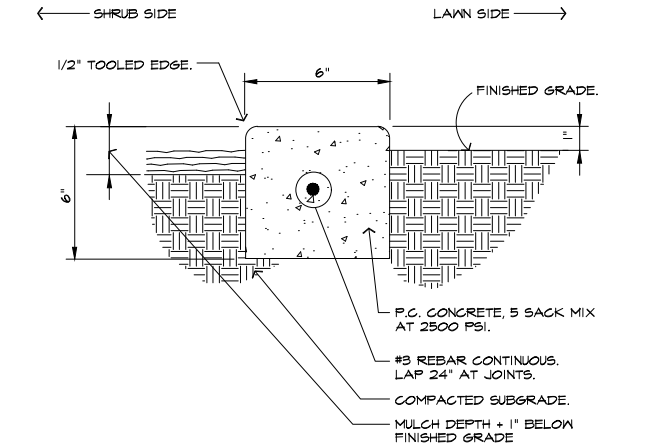
AMENITY SCHEDULE

RESTROOM	SUPPLIER / MANUFACTURE
CXT Denali	CXT Concrete Buildings

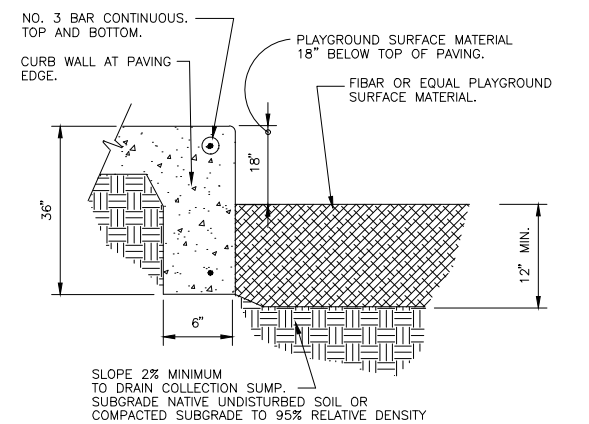
PAVILIONS	SUPPLIER	MANUFACTURE
Pavilion 20x40	Playspace Design	Poligon
Small Pavilion 12x12	Playspace Design	Poligon

PLAYSPACE	SUPPLIER	MANUFACTURE
Custom Berliner Play Structure	Lucky Dog Rec. (LDR)	Berliner
Eddie Spinner	Lucky Dog Rec.	Berliner
Cloud 9 Swing	Lucky Dog Rec.	Berliner
Disk Spinner	Lucky Dog Rec.	Berliner

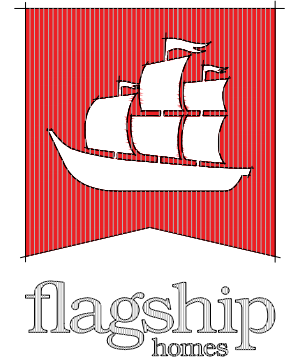
SITE FURNISHINGS	SUPPLIER / MANUFACTURE	QTY.
Camber Bench	Forms + Surfaces	10
Apex Litter Receptacle	Forms + Surfaces	7
Rincon Pedestrian Light	Forms + Surfaces	14
Bike Garden Bike Rack	Forms + Surfaces	1
Dero Fixit Air Kit 3 Bike Station	Flagship / Dero/Playcore	1
8' Picnic Tables	LDR / Park & Fac. Cat.	8
6' Picnic Tables	LDR / Park & Fac. Cat.	4



1 6" CAST IN PLACE CONCRETE MOW STRIP
NTS



2 EWF AT CONCRETE EDGE
NTS



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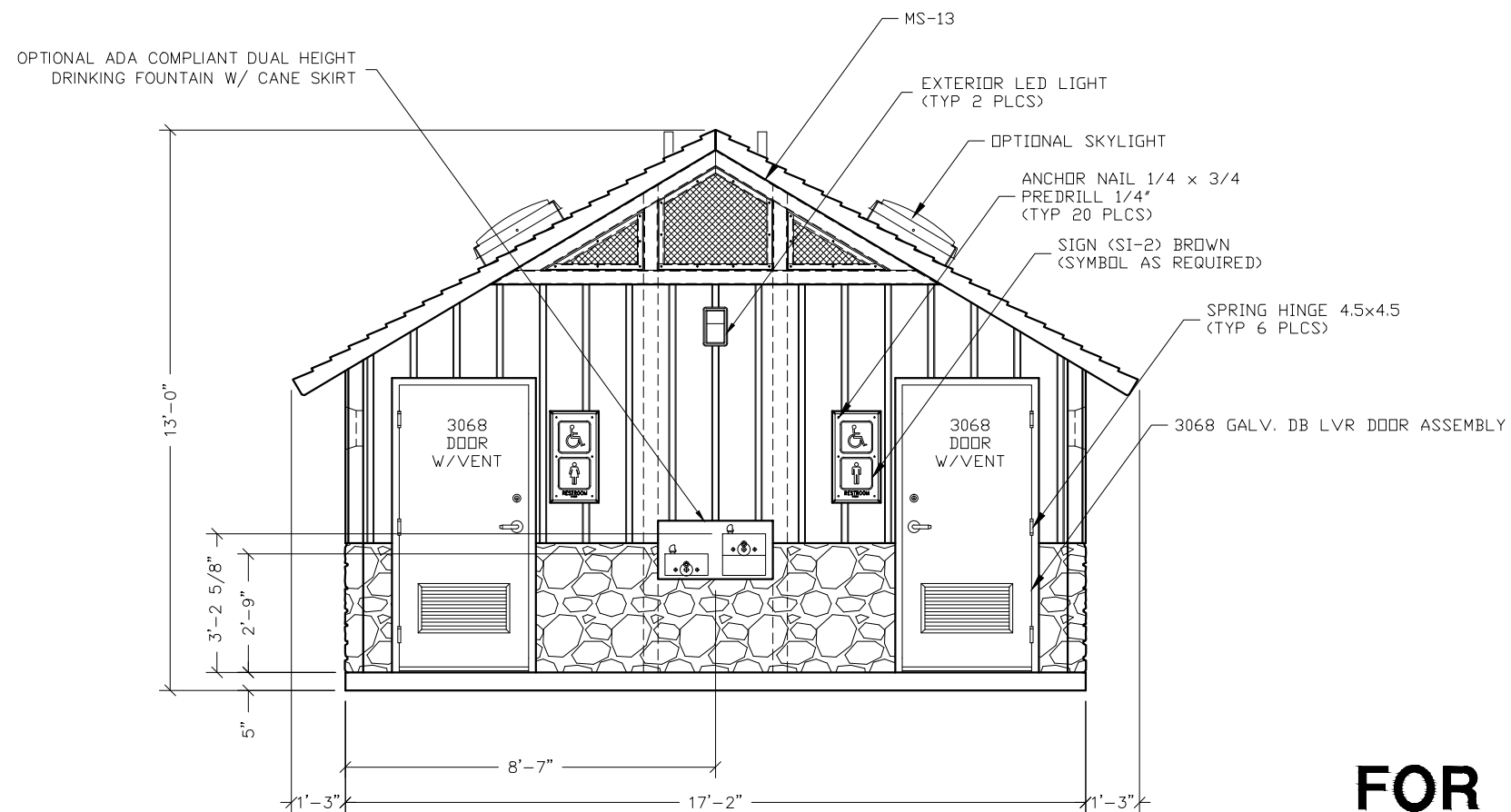
RDA 17 - 6 ACRE PARK

WATERS EDGE COMMUNITY
Vneyard, Utah

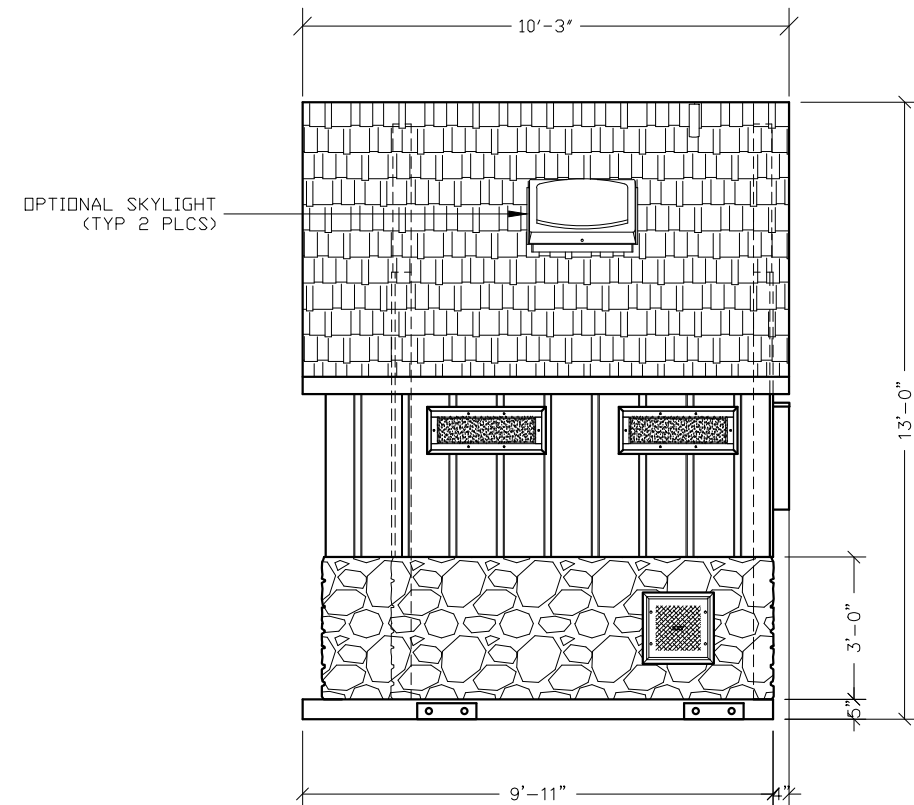
SEPTEMBER 2018

SITE AMENITIES
layout &
schedule

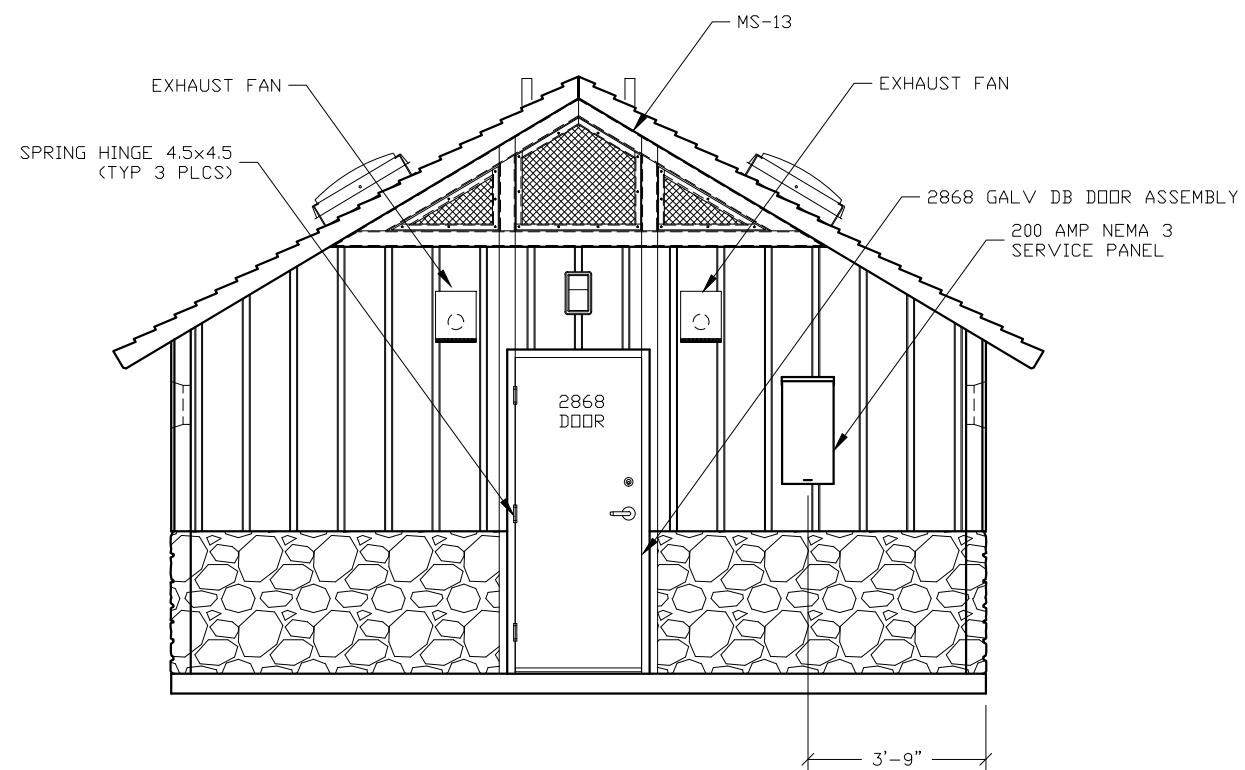
SA-1



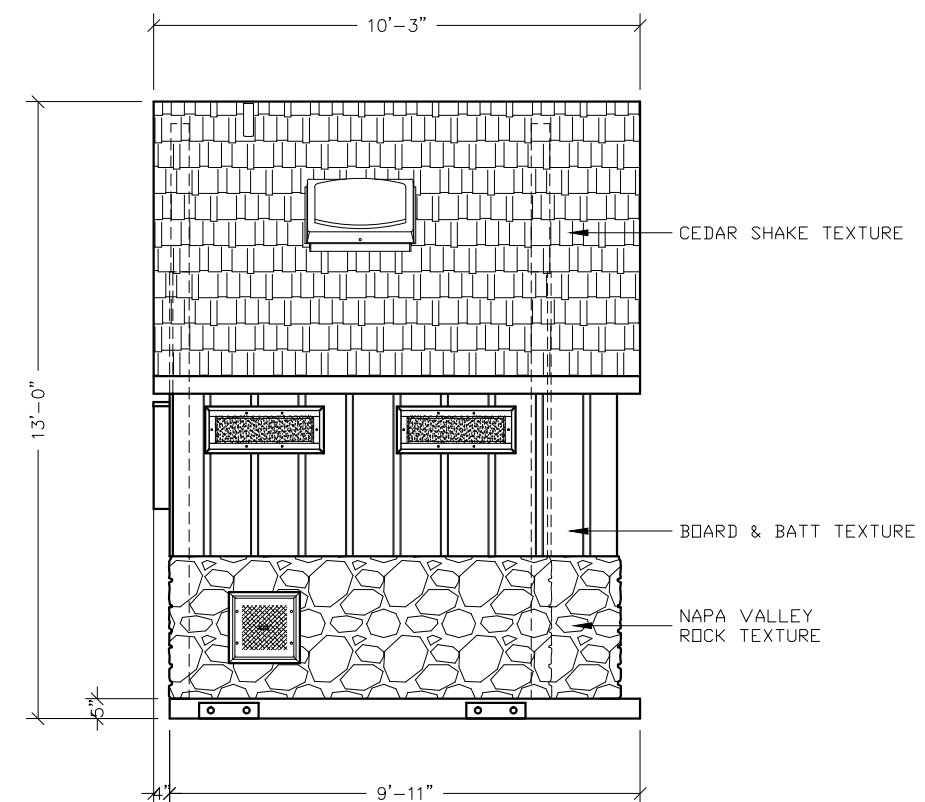
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

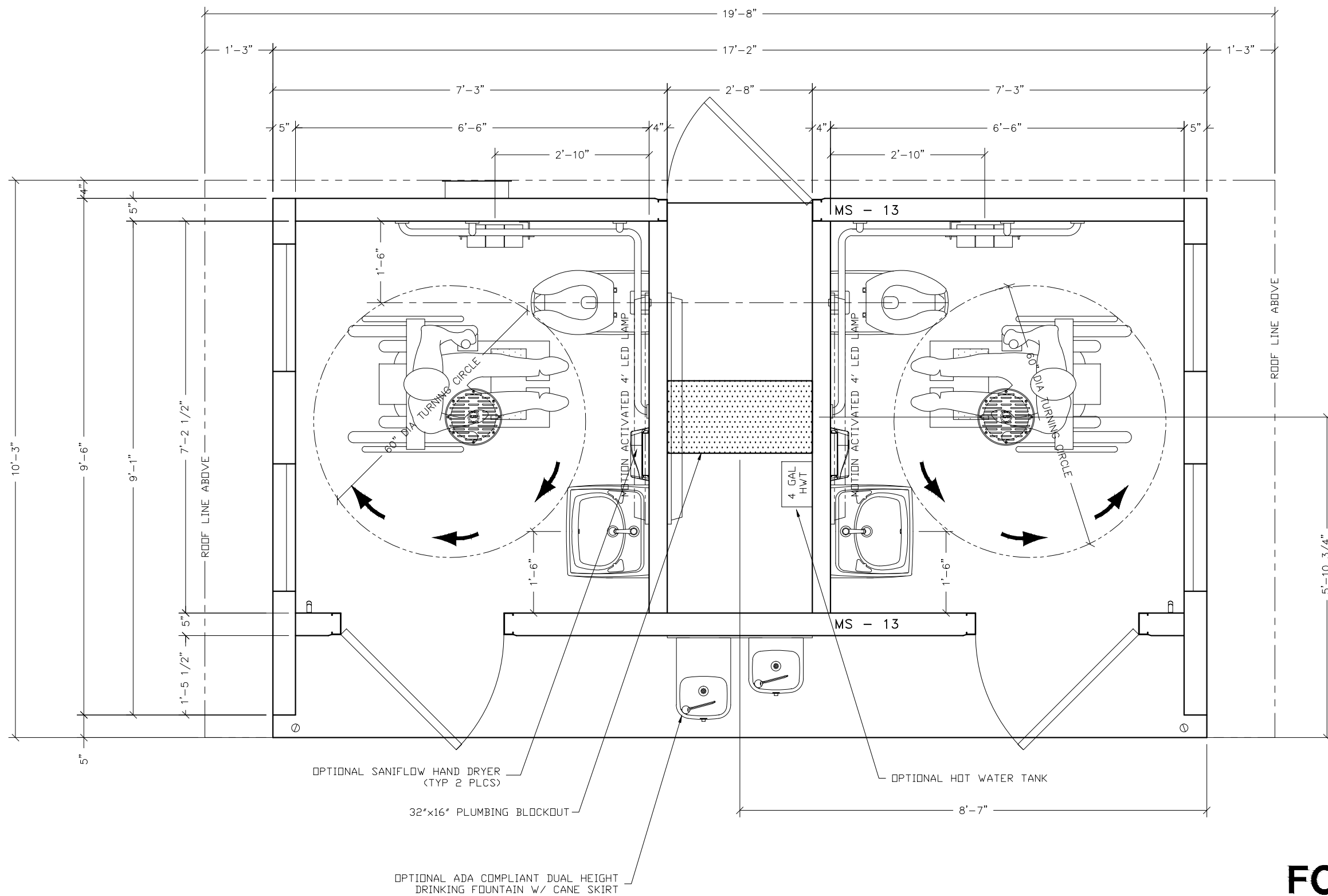


LEFT SIDE ELEVATION

[illegible]



DWG NO.	SHEET	REV.
DN-03		



**FOR
REFERENCE
ONLY**

3808 N. Sullivan Bldg. #7 Spokane, WA 99216



CXT Precast Products

901 N. Highway 77 Hillsboro, TX 76645

PROJECT TITLE
DENALI
CXT STANDARD BUILDING

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CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	04-30-16
DRAWN	FILE NO.	PD-DN04	
CHECKED	PLOT	24	

FLOOR PLAN

DWG NO.	SHEET	REV.
DN-04		



CAMBER™ BENCH

PRODUCT DATA





CAMBER™ BENCH

PRODUCT DATA

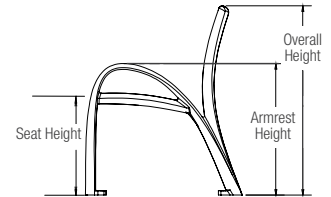
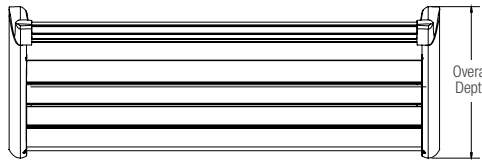
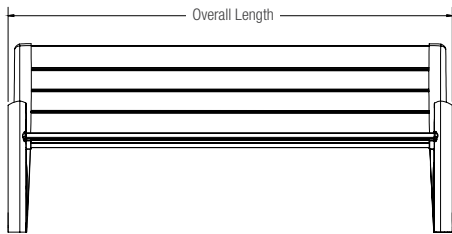
A sleek interpretation of the classic park bench, **Camber's** smooth lines and broad stance make it a striking and remarkably durable addition to any landscape. Seat slats are available in extruded Aluminum or FSC® 100% Ipé hardwood. With its robust cast aluminum frame, Camber is designed to weather the elements and provide many years of welcoming service in any public setting.

MATERIAL & CONSTRUCTION DETAILS

FRAME	SLATS	ARMRESTS	INSTALLATION	MAINTENANCE
<ul style="list-style-type: none">Frame is made of solid cast aluminum with powdercoat finish.See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.	<ul style="list-style-type: none">Extruded aluminum slats are offered in standard finishes of Clear Anodized and Slate Texture powdercoat. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.Ipé hardwood slats are FSC® 100% and offer superior resistance to moisture, insects, fire, vandalism, and decay. (FSC License Code: FSC-C004453).The hardwood has a natural oiled finish that enhances the wood's rich color.	<ul style="list-style-type: none">All benches have two armrests that are integral parts of the frame end castings.Intermediate armrests are available for an upcharge at any location along the length of the bench and are powdercoated to match the frame.	<ul style="list-style-type: none">Camber Benches can be freestanding or surface mounted. Surface mounted models include anchors and stainless steel mounting screws.	<ul style="list-style-type: none">Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.Ipé hardwood slats can be maintained by re-oiling as needed with Penofin® hardwood finish or similar products.

INSTALLATION & MAINTENANCE

NOMINAL DIMENSIONS



MODEL	OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	SEAT HEIGHT	SEAT DEPTH	ARMREST HEIGHT	WEIGHT
SBCAM-72BA	77.3" (1963 mm)	27.2" (691 mm)	32.8" (833 mm)	17.3" (439 mm)	21" (691 mm)	22.8" (533 mm)	154.67 lbs (70 kg)
SBCAM-72BW	77.3" (1963 mm)	27.2" (691 mm)	32.8" (833 mm)	17.3" (439 mm)	21" (691 mm)	22.8" (533 mm)	155.46 lbs (71 kg)
SBCAM-96BA	101.3" (2574 mm)	27.2" (691 mm)	32.8" (833 mm)	17.3" (439 mm)	21" (691 mm)	22.8" (533 mm)	184.18 lbs (84 kg)

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Camber Bench Environmental Data Sheet for detailed environmental impact information.
- Camber has up to 80% recycled content and is fully recyclable.
- All Camber wood is FSC 100%.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.
- Easy to disassemble.



CAMBER™ BENCH

PRODUCT DATA

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
SBCAM-72BA	Camber Bench, 6 foot, extruded aluminum slats
SBCAM-72BW	Camber Bench, 6 foot, FSC 100% Ipé hardwood slats
SBCAM-96BA	Camber Bench, 8 foot, extruded aluminum slats

PRODUCT OPTIONS

The following options are available for an upcharge

Intermediate armrest(s)	Custom RAL powdercoat color
Premium Texture Colors from Forms+Surfaces Powdercoat Chart	

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, finish for frame castings, finish for aluminum slats, freestanding or surface mount, number and location of intermediate armrests. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.



RINCON™ PEDESTRIAN

PRODUCT DATA





RINCON™ PEDESTRIAN

PRODUCT DATA

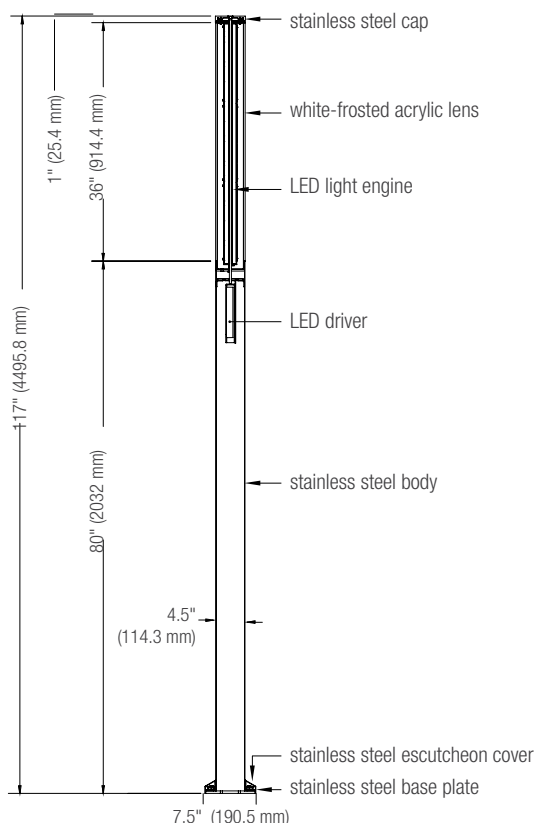
Rincon Pedestrian Lighting blends a minimalist form, stainless steel construction, and the unparalleled performance of Cree® LEDs. Precision manufacturing gives shape to the 4.5" square profile and creates a virtually seamless appearance. Optional perforated shields add to the fixture's versatility. Coordinating Rincon Bollards and Rincon Pathway Bollards make it easy to carry the Rincon aesthetic across a project.

MATERIAL & CONSTRUCTION DETAILS

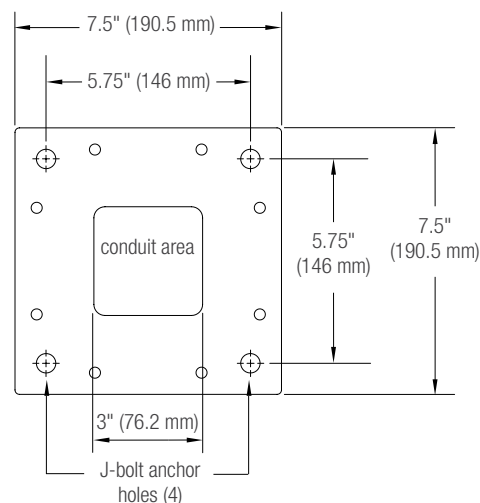
INSTALLATION & MAINTENANCE

MATERIALS & FINISHES	LED LIGHT ENGINE & DRIVER	INSTALLATION
<ul style="list-style-type: none">• Head consists of a 0.25" (6.4 mm) thick white-frosted acrylic lens and a cast stainless steel cap.• Body is constructed from 0.06" (1.5 mm) stainless steel with a Satin or powdercoat finish. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.• Stainless steel base with a Satin finish or Slate Texture powdercoat finish.• Shields are stainless steel with a Satin finish and measure 35.76" (908 mm) high x 4.18" (106 mm) wide.	<ul style="list-style-type: none">• Custom LED light engine with Cree® LEDs.• Features advanced LED technology with 30W, 3000K warm white and 4000K neutral white LEDs.• LED driver includes high efficiency, constant output current, with over-voltage, short circuit, and overload protection.• LED driver input power is 90-305 V.• Driver has 0-10V dimming capabilities.• LED driver certifications include: IP66 (waterproof) enclosure, and Class 2 rated output (UL8750).	<ul style="list-style-type: none">• 0.375" thick stainless steel base plate with stainless steel escutcheon cover.• 1/2"-13x18" galvanized steel J-bolt anchors.• Installation of a surge protector as part of each units wiring is recommended.• Necessary hardware is included. Template available upon request.
SHIELD OPTIONS		MAINTENANCE
<ul style="list-style-type: none">• Optional perforated shields can be specified for 1-4 sides of the fixture. Four standard shield designs are available for an upcharge. Please refer to pages 2 and 3 for details.• Custom shield designs are also available.		<ul style="list-style-type: none">• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS (ALL SIDES)



BASE MOUNTING DETAIL



Cree® is a registered trademark of Cree, Inc. in the United States and/or other countries.

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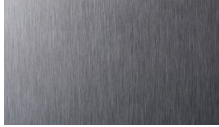
© 2018 Forms+Surfaces® | All dimensions are nominal. Specifications and pricing subject to change without notice. For the most current version of this document, please refer to our website at www.forms-surfaces.com.



RINCON™ PEDESTRIAN

PRODUCT DATA

STAINLESS STEEL BODY AND SHIELD FINISH



STAINLESS STEEL, SATIN

LIGHT ENGINE DESCRIPTION

LED ENGINE	DESCRIPTION	COLOR TEMPERATURE	LUMINAIRE LUMENS*	B.U.G. RATING	STARTING TEMPERATURE °C
3000K LED	30W custom LED light engine	3000K	2175	B1-U4-G2	-30
4000K LED	30W custom LED light engine	4000K	2175	B1-U4-G2	-30

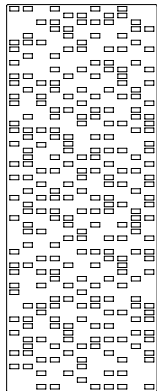
*LED lumens represent the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

NOTE: Polar candela and isofootcandle plots can be found on the Rincon Pedestrian product page on our website.

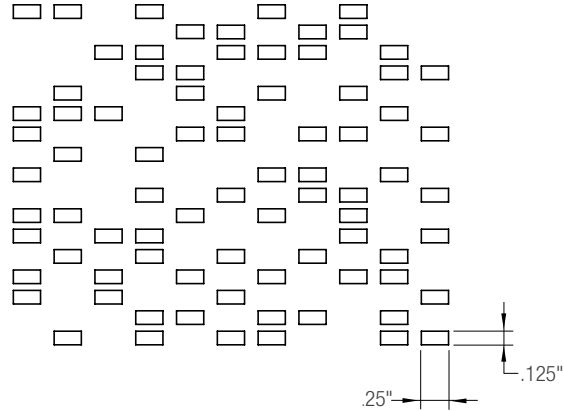
STANDARD SHIELD DESIGNS

Shields can be specified for one, two, three or four sides of the fixture.

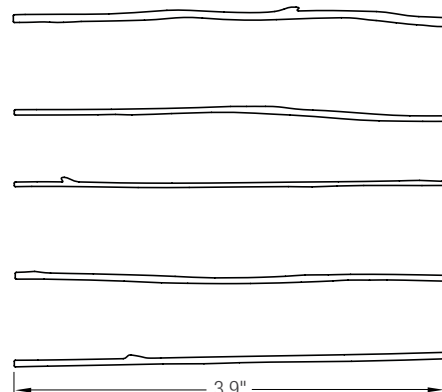
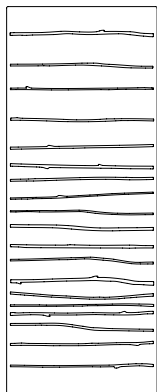
HURON



PERFORATION DETAIL



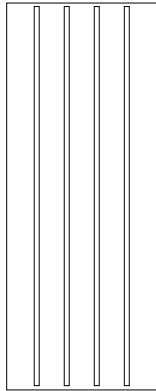
WILLOW



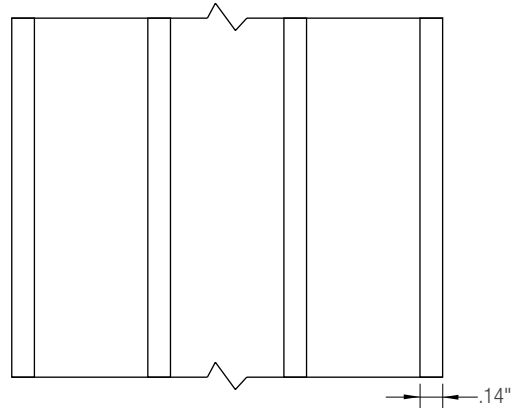


STANDARD SHIELD DESIGNS (CONTINUED)

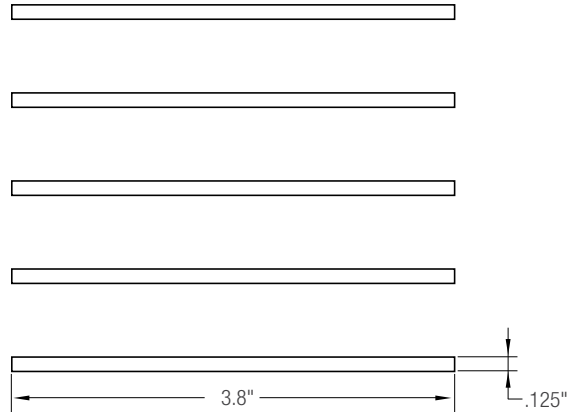
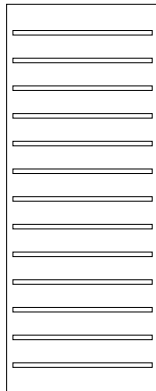
VERTICAL



PERFORATION DETAIL



HORIZONTAL



CERTIFICATION

- LPRIN-LED is ETL and C-ETL listed for wet locations

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Rincon Pedestrian Lighting Environmental Data Sheets for detailed environmental impact information.
- Metal components have a long life cycle and are 100% recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance; easy to disassemble.



RINCON™ PEDESTRIAN

PRODUCT DATA

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
LPRIN-LED	Rincon Pedestrian, LED

PRODUCT OPTIONS

The following options are available for an upcharge

Add perforated shield(s) in standard design	Add powdercoat color from Forms+Surfaces Powdercoat Chart
Add custom shield(s) with customer-supplied artwork	Custom RAL powdercoat color

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, color temperature, and shield (if applicable). Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

NOTE: Because different computers will render colors and textures differently, actual colors and finishes may vary slightly from those shown here.